



\*W3181474\*

Mail Recorded Deed and Tax Notice To:  
Henry Walker Development, LLC  
1148 West Legacy Crossing, Ste 400  
Centerville 84014

E# 3181474 PG 1 OF 4  
Leann H. Kiltz, WEBER COUNTY RECORDER  
03-Sep-21 0353 PM FEE \$40.00 DEP PC  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED



File No.: 141623-LMP

## WARRANTY DEED

Karen Goodliffe Bastian and Geraldine W. Goodliffe, joint tenants with full rights of survivorship, and Geraldine W. Goodliffe, Trustee of The Geraldine W. Goodliffe Trust, under agreement dated September 26, 2018, and Karen Bastian, Trustee of the Ken and Karen Bastian Trust Dated April 20, 2005, and Karen Goodliffe Bastian and Geraldine W. Goodliffe, as joint tenants, as their interests may appear

**GRANTOR(S)** of Ogden, State of Utah, hereby Conveys and Warrants to

Henry Walker Development, LLC, a Utah limited liability company

**GRANTEE(S)** of Centerville, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Weber County**, State of Utah:

**SEE EXHIBIT A ATTACHED HERETO**

**TAX ID NO.:** 16-043-0007, 16-043-0019, 16-043-0020, 16-043-0036, 16-043-0037 and 16-043-0038 (for reference purposes only)

**SUBJECT TO:** Property taxes for the year 2021 and thereafter; covenants, conditions, restrictions, reservations and easements of record; and all applicable zoning laws and ordinances.

*[Signature on following page]*

Dated this 2nd day of September, 2021.

Karen Goodliffe Bastian  
Karen Goodliffe Bastian

Geraldine W. Goodliffe  
Geraldine W. Goodliffe

The Geraldine W. Goodliffe Trust, under  
agreement dated September 26, 2018

BY: Geraldine W. Goodliffe  
Geraldine W. Goodliffe  
Trustee

Ken and Karen Bastian Trust Dated April 20,  
2005

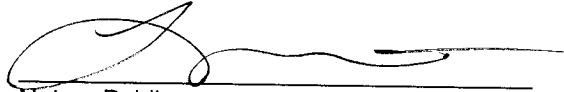
BY: Ken Bastian  
Kenneth J. Bastian  
Trustee

BY: Karen Bastian Trustee of the  
Karen Bastian  
Trustee Ken & Karen Bastian Trust

STATE OF UTAH

COUNTY OF DAVIS

On this 2nd day of September, 2021, before me, personally appeared Karen Goodliffe Bastian, also known as Karen Bastian, trustee, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same as an individual and as trustee on behalf of the Ken and Karen Bastian Trust dated April 20, 2005.

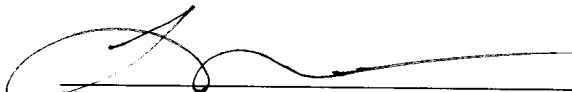
  
\_\_\_\_\_  
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On this 2nd day of September, 2021, before me, personally appeared Geraldine W. Goodliffe, trustee, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that she executed the same as an individual and trustee on behalf of The Geraldine W. Goodliffe Trust, under agreement dated September 26, 2018.

  
\_\_\_\_\_  
Notary Public



STATE OF UTAH

COUNTY OF DAVIS

On this 2nd day of September, 2021, before me, personally appeared Ken J. Bastian, trustee, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he executed the same on behalf of the Ken and Karen Bastian Trust dated April 20, 2005.

  
\_\_\_\_\_  
Notary Public



**EXHIBIT A**  
**PROPERTY DESCRIPTION**

Beginning at a point which is South 89°01'11" East, along the section line, 53.85 feet and North, 2207.48 feet from the Southwest corner of Section 21, Township 7 North, Range 1 West, Salt Lake Base and Meridian; and running thence North 01°23'52" East, 423.15 feet; thence North 01°24'58" East, 267.29 feet; thence South 88°35'02" East, 100.00 feet; thence North 01°24'58" East, 233.93 feet; thence South 88°35'02" East, 149.02 feet; thence South 03°01'58" West, 39.80 feet; thence South 88°35'04" East, 243.23 feet; thence South 11°03'30" West, 70.50 feet; thence South 14°15'35" East, 220.00 feet; thence South 07°20'25" West, 322.98 feet; thence North 89°06'35" West, 0.52 feet; thence South 07°18'40" West, 40.02 feet; thence South 12°42'20" East, 23.68 feet; thence North 88°12'43" West, 231.67 feet; thence South 10°00'49" East, 223.37 feet; thence North 88°54'20" West, 319.06 feet to the point of beginning.

**LESS AND EXCEPTING:**

Beginning at a point which is South 89°01'11" East, along the section line, 315.27 feet and North, 2935.96 feet from the Southwest corner of Section 21, Township 7 North, Range 1 West, Salt Lake Base and Meridian; and running thence North 03°01'58" East, 119.79 feet; thence South 89°55'46" East, 131.05 feet; thence South 00°20'18" West, 120.27 feet; thence North 89°39'42" West, 136.68 feet to the point of beginning.

Tax Id No.: 16-043-0007, 16-043-0019, 16-043-0020, 16-043-0036, 16-043-0037 and 16-043-0038

